

32-62-6

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TRANSFER
TAX
PAID

WARRANTY DEED

023431

WILLIAM A. LEE, III and LINDA H. LEE of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **DIANE M. VEILLEUX** of Augusta, County of Kennebec and State of Maine, with Warranty Covenants,

Unit 6 (known as #227) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interests appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

Including all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s);

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.
- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights and Special Declarant Rights set forth in the Declaration.
- (e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60) foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

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Meaning and intending to convey the same premises described in a quitclaim deed from FSD Associates, Inc. to William A. Lee, III and Linda H. Lee, dated March 11, 1991, recorded in the Kennebec County Registry of Deeds in Book 3880, Page 7.

William A. Lee, III and Linda H. Lee, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 25 day of July 2002.

William A. Lee, III
William A. Lee, III

Linda H. Lee
Linda H. Lee

STATE OF MAINE
COUNTY OF KENNEBEC

July 25, 2002

Personally appeared the above-named William A. Lee, III and Linda H. Lee and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Susan R. Jackson
Notary Public -- Attorney At Law

SUSAN R. JACKSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 6-23-06



RECEIVED KENNEBEC SS.

2002 JUL 30 AM 9:00

ATTEST: Beverly Ann B. B. B.
REGISTER OF DEEDS